



City of San Gabriel

◆ City With A Mission ◆ Founded 1771 ◆

September 30, 2005

Governor's Office of Planning and Research
State Clearinghouse and Planning Unit
P.O. Box 3044
Sacramento, CA 95812-3044

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OCT - 7 2005

DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Re: City of San Gabriel Annual Progress Report (Draft), FY 04-05

Dear Sir or Madam:

As required per Government Code Section 65400(b), this letter serves to highlight the City of San Gabriel's progress in the following tasks:

- Section 1. General Plan implementation;
- Section 2. Local efforts to remove governmental constraints for housing development; and
- Section 3. Meeting the City's regional housing needs.

The City adopted its General Plan Update titled "*Ingredients for Success*" last year and the document became effective in June 2004. It has been a little over a year and the City continues to take proactive steps in implementing the goals and objectives of the 2004 General Plan Update.

Please note that the information provided herewith is in draft form. The City's Planning Commission reviewed the attached information at its regular public meeting on September 12, 2005. All their comments and suggestions for improvement are included in the attached document. The attached information will also be presented to the City Council on October 18, 2005 for review and approval. Shortly thereafter, a final version of the annual progress report along with the Council staff report will be mailed to your office along with a copy to the Department of Housing and Community Development.

If you have any questions regarding the information contained in this letter and the attached document, please feel free to contact me at (626) 308-2800 ext. 4624.

Regards,

Lucita Y. Tong
Planning Manager

Enclosure

Cc: Department of Housing and Community Development, Housing Policy Division, 1800 Third Street, Rm 430, Sacramento, CA 95814

Section I. GENERAL PLAN IMPLEMENTATION

In order to highlight the City's efforts in implementing the General Plan and each of the 10 elements, each element is listed accordingly with the corresponding projects that are completed to date along with ongoing potential projects that will implement the goals, actions, and targets.

1. OPEN SPACE: Expand Greening Strategies

Completed Projects:

- Adopted Street Tree Master Plan in January 2004
- Tree inventory of street trees in the City of San Gabriel
- Researched potential tree grants
- Increased impact fees for open space/parks and recreation

Ongoing/Potential Projects:

- Vincent Lugo Park Master Plan 2005
- 2005 Street Tree Planting Program to plant street trees throughout the City
- Master Plan for City parks/open space 2006
- Create a community garden or "neighborhood tree planting" day
- Researching potential for San Gabriel to be a candidate for Tree City USA
- Establishing collaborations with non-profit organization for grant funding and implementation opportunities
- Establish a strategy to protect the remaining adobes

2. LAND USE: Develop and Preserve Existing Land Uses

Completed Projects:

- Various code amendments addressing residential development
- Adoption of Single Family and Commercial Design Guidelines: Multifamily Design Guidelines to be presented in October or November 2005
- Adoption of the Mission District Specific Plan in September 2004 that allowed for more varied uses and improved development standards for the district

Ongoing/Potential Projects:

- Economic and Redevelopment Projects to revitalize the commercial corridors including Longs Drugs and New Century Lincoln Mercury.
- Las Tunas Drive Revitalization Strategy
- Valley Blvd. Specific Plan, Spring 2006
- Neighborhood Improvement Programs (i.e. neighborhood clean up day)

3. CULTURAL RESOURCES: Preserve and Beautify Our Community

Completed Projects:

- Adoption of the Mission District Specific Plan
- Survey of historic property on Valley Boulevard

Ongoing/Potential Projects:

- Historic Preservation Program
- City register of historic buildings
- Revise historic preservation code regulations

4. COMMUNITY DESIGN: End Sign Clutter in the Commercial Districts

Completed Projects:

- Preliminary survey of signs
- Council study session to discuss sign abatement program

Ongoing/Potential Projects:

- Revise sign ordinance

5. HOUSING: Safe, Sanitary and Affordable Housing

Completed Projects:

- Housing Element certified by state

Ongoing/Potential Projects:

- Density bonus ordinance consistent with state law
- Rebuilding Together Program which assists low income property owners with tenant improvements through volunteer community service and materials
- Accommodating the City's fair share of regional housing needs

6. MOBILITY: Walkable neighborhoods served by safe transit and circulation systems

Completed Projects:

- Adopted arterial street functional classification system
- Adopted development impact fee for traffic impacts

Ongoing/Potential Projects:

- Obtain level of service "D" at designated intersections
- Improve traffic signal coordination on Valley, San Gabriel, Mission and Las Tunas
- Millennium Miles program

7. ECONOMIC DEVELOPMENT: A Range of Shopping and Dining Opportunities

Completed Projects:

- Acknowledged outstanding businesses and new development design (Bell Awards)
- Adopted and implementing Mission District Specific Plan
- Produced and maintained an inventory of potential development sites

Ongoing/Potential Projects:

- Utilize land assembly assistance to help develop commercial sites



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Ongoing/Potential Projects:

- Utilize land assembly assistance to help develop commercial sites

- Utilize CDBG funding when applicable
- Monitor sales tax revenues
- Adaptive reuse of older commercial building (Fine Arts building)
- Encourage mixed-use developments in the Mission District (Civic Auditorium parking lot site)

8. PUBLIC AND ENVIRONMENTAL SAFETY: Keeping You Safe and Sound

Completed Projects:

- Adopted Multihazard Functional Plan
- Adopted development impact fees for police and fire facilities

Ongoing/ Potential Projects:

- Analyze site plan layout in terms of defensible space for new developments
- Conduct bi-annual major disaster preparedness drills

9. COMMUNITY FACILITIES: Restoring, Refurbishing and Rebuilding

Completed Projects:

- Adopted development impact fee for sewer impacts

Ongoing/ Potential Projects:

- Plan for a new police facility
- Develop a Capital Improvement Plan

10. NOISE: Creating Quiet Places to Live, Work, Study and Play

Ongoing/ Potential Projects:

- Work with all levels of government to ensure completion of the Alameda Corridor East project
- Adopt a comprehensive noise ordinance

Section 2. LOCAL EFFORTS TO REMOVE GOVERNMENTAL CONSTRAINTS FOR HOUSING DEVELOPMENTS

The City has adopted a number of code revisions to streamline the development review process for housing projects in the City which include:

- Code revisions to comply with state law that allows second unit housing by right without discretionary approvals given minimum development standards in single family residential neighborhoods;
- Elimination of the pre-application review process for multifamily housing projects which has reduces on average 30 days processing time for applicants;

- Adoption of the Mission District Specific Plan that allows for more varied uses, including residential uses, that were previously not permitted;
- City is currently working on code revisions to grant density bonuses for affordable housing units and/or senior housing to be consistent with state law (SB 1818).
- City will be adopting the Valley Boulevard Specific Plan slated for Spring 2006 that includes increased residential densities and revised code language that will provide incentives for mixed-use development.

Section 3. MEETING REGIONAL HOUSING NEEDS

In the 2004-05 fiscal year, the City of San Gabriel continued to make significant progress toward meeting its share of the region's housing needs. As detailed in the following table, a net increase of 35 dwelling units was produced during the most recent fiscal year. Of these, 57% (20 units) were affordable to low and moderate income households. Since the 1998-99 fiscal year, 269 net dwelling units have been produced in the city. Although data for the 2001-02 fiscal year was not available, the average housing production for the other six fiscal years has been 45 units per year. Thus, assuming 2001-02 was an average fiscal year, an additional 45 units would have been produced, giving the city a seven-year total of 314 new net units or 13 units above its share of the regional housing need.

| Progress in meeting Regional Housing Need | | | | |
|--|---|---|--|------------------------|
| Income/Affordability Category | Regional Housing Needs (RHNA) 1998-2005 | Number of New Units Constructed 2004-2005 | Number of New Units Constructed 1998-2005* | Remaining Units Needed |
| Very Low | 78 | 0 | 6 | 72 |
| Low | 57 | 2 | 2 | 55 |
| Moderate | 63 | 18 | 115 | 0 |
| Upper | 102 | 15 | 146 | 0 |
| Total | 301 | 35 | 269 | 127 |
| Sources: Community Development Department, City of San Gabriel, 2005 Southern California Association of Governments, 2000 | | | | |
| * Does not include data for 2001-2002. | | | | |